

INDUSTRIAL FOR SALE

11070 LAMONT AVENUE NE, HANOVER, MN



WAREHOUSE FOR SALE

KW COMMERCIAL | MINNETONKA

13100 Wayzata Blvd #400
Minnetonka, MN 55305



Each Office Independently Owned and Operated

PRESENTED BY:

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WAREHOUSE FOR SALE

11070 LAMONT AVENUE NE, HANOVER, MN 55341

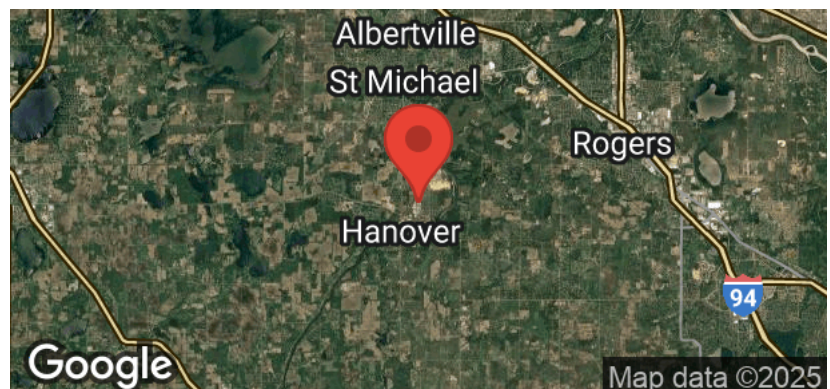


OFFERING SUMMARY

SALE PRICE:	\$750,000
BUILDING SF:	12,240 SF
LOT SIZE:	0.93 Acres
WAREHOUSE SF:	12,240 Width: 60' Length: 204'
DRIVE IN:	1 DI: 20' W x 15.5' H
CLEAR HEIGHT:	15.5' to 20' (peak)
YEAR BUILT:	1992
ZONING:	I-3 Heavy Industrial
PERMITTED USES:	Industrial, auto repair, bakery, building materials sales, woodwork, trucking, contractor, recreation, mfg, office, service, warehouse
PID: COUNTY:	108023001020 Wright County
PROPERTY TAXES:	2025: \$8514.00 2026: proposed \$8312.00

PROPERTY OVERVIEW

- Property is well positioned to meet the growing industrial demand in the Northwest metro area
- Surrounding cities: St. Michael, Albertville, Medina, Maple Grove, Plymouth, Rogers
- City services at street, 3-phase power access behind the building
- Minimal surface parking, room to add
- Building dimensions: Width 60' x Length 204'
- Open layout ready for own buildout, no walls to demo. No utilities currently inside building
- Concrete flooring approx. 6" deep
- Abundant natural light, approx. 17% ceiling sky lights
- NW Metro area: distance to Rogers/I-94 (9 mi), Maple Grove (14 mi) & Rockford (8 mi)



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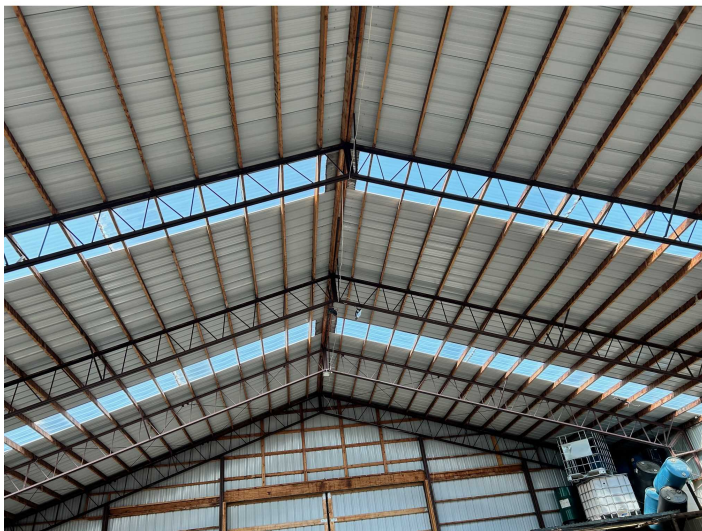
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PROPERTY PHOTOS

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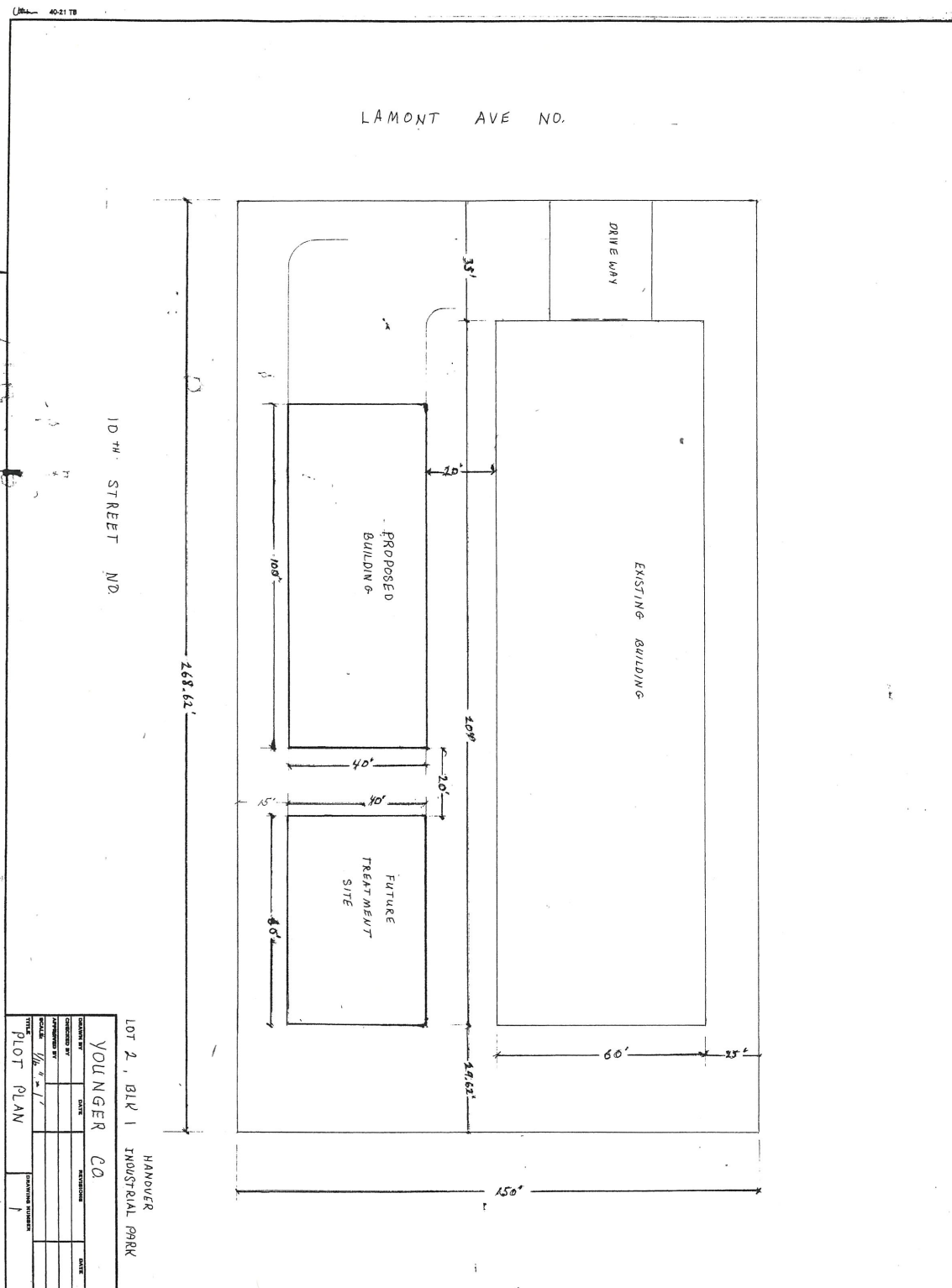
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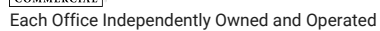
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11070 LAMONT AVENUE NORTHEAST



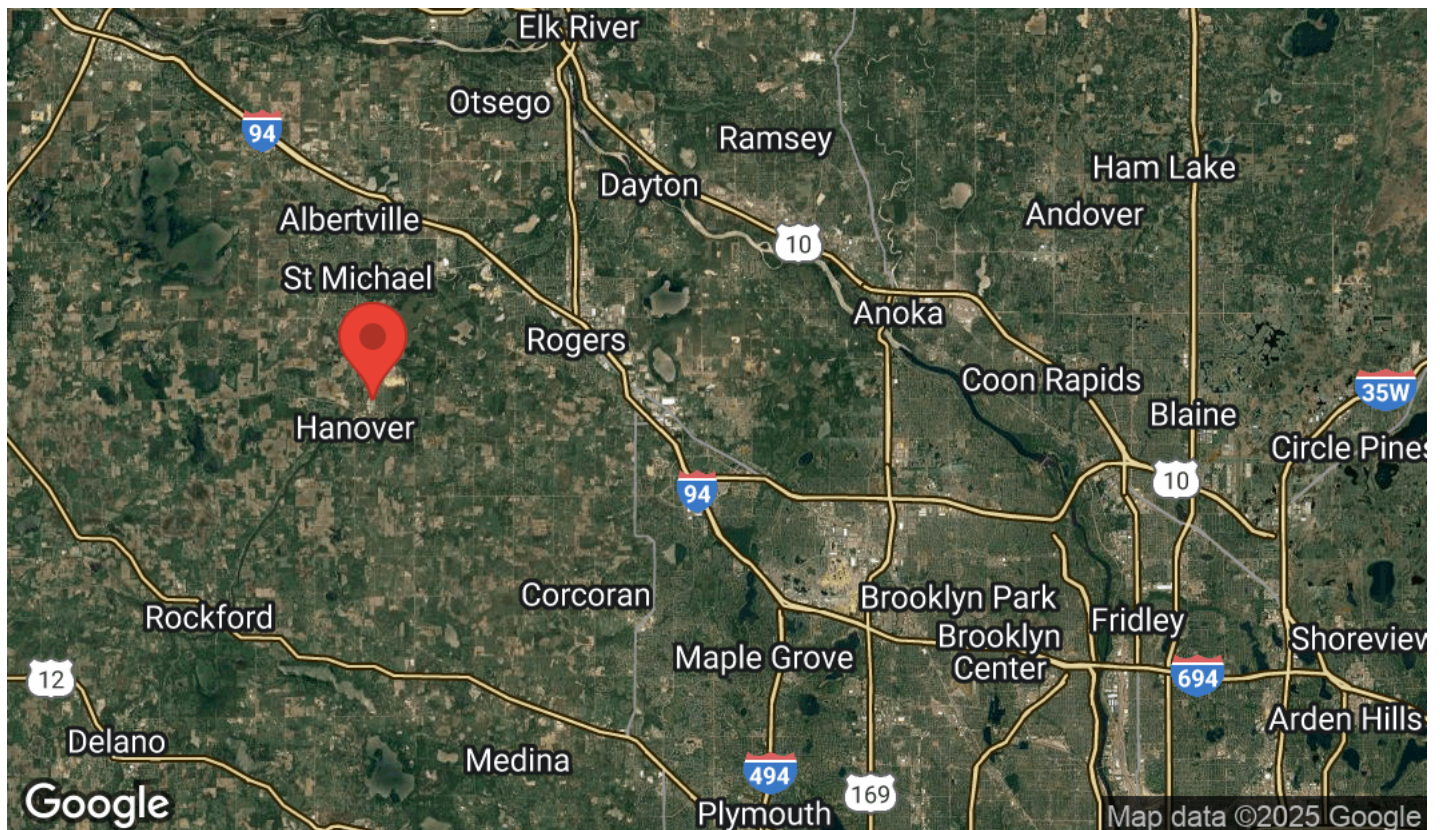
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LOCATION MAPS

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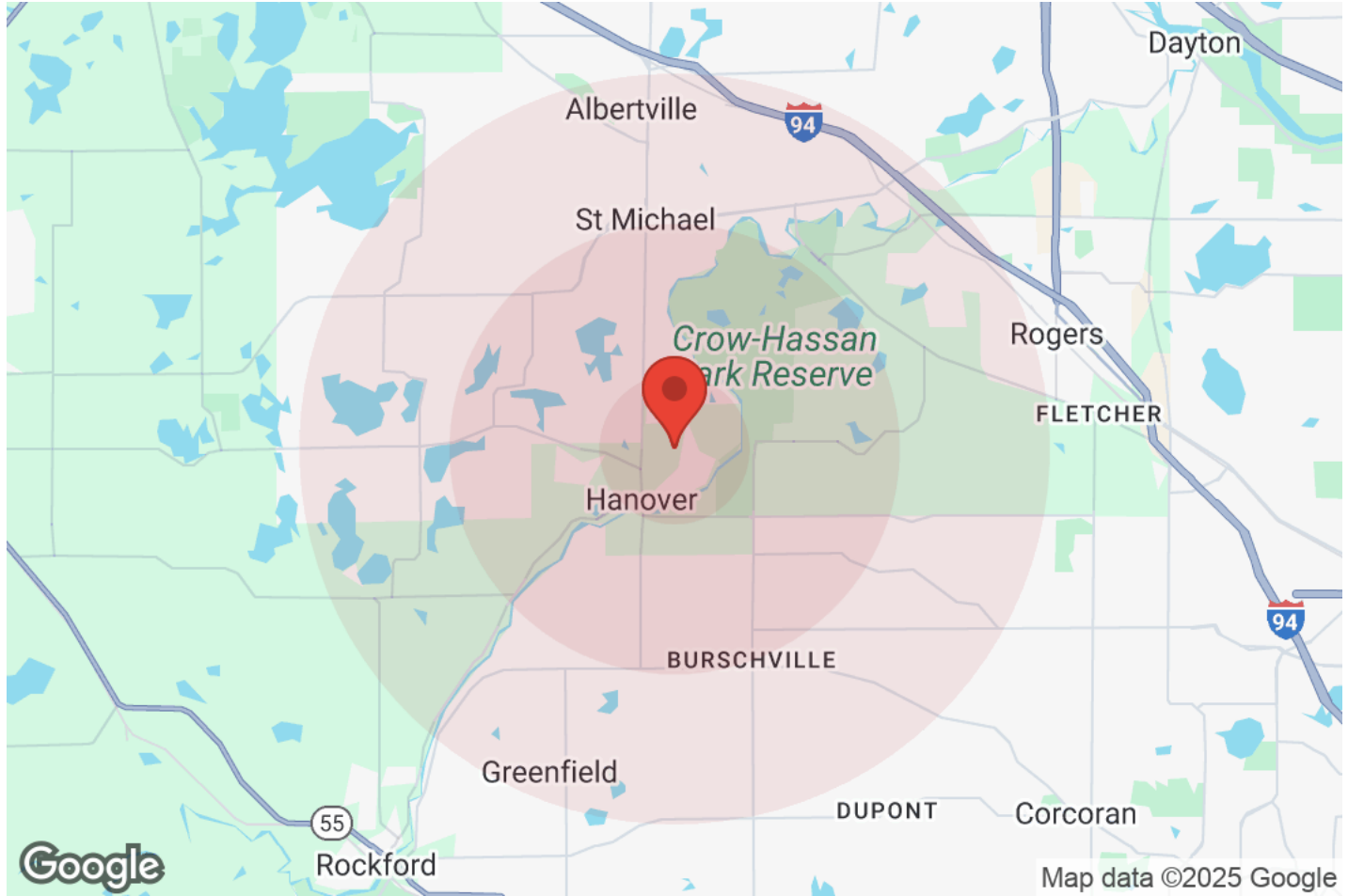
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,246	6,184	18,333
Female	1,210	6,041	18,151
Total Population	2,456	12,225	36,484

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	548	2,669	8,074
Ages 15-24	306	1,661	4,882
Ages 25-54	1,064	4,940	14,936
Ages 55-64	292	1,519	4,260
Ages 65+	244	1,437	4,332

Income	1 Mile	3 Miles	5 Miles
Median	\$154,165	\$140,234	\$135,405
< \$15,000	12	126	420
\$15,000-\$24,999	20	124	210
\$25,000-\$34,999	18	67	247
\$35,000-\$49,999	24	205	699
\$50,000-\$74,999	79	422	1,240
\$75,000-\$99,999	91	491	1,471
\$100,000-\$149,999	155	901	2,856
\$150,000-\$199,999	232	1,039	2,675
> \$200,000	206	861	2,663

Housing	1 Mile	3 Miles	5 Miles
Total Units	880	4,489	13,238
Occupied	837	4,236	12,483
Owner Occupied	736	3,726	10,994
Renter Occupied	101	510	1,489
Vacant	43	253	755

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DISCLAIMER

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